

# **LINCOLN PLANNING BOARD**

**NOVEMBER 19, 2008**

## **APPROVED**

The regular meeting of the Planning Board was held on Wednesday, November 19, 2008, at the Lincoln Town Hall, 100 Old River Road, Lincoln, Rhode Island.

Vice Chairman Olean called the meeting to order at 7:01 p.m. The following members were present: Gerald Olean, Kenneth Bostic, John Hunt, Michael Reilly, and Timothy Griffin. Also in attendance were Town Planner Albert Ranaldi, Town Engineer N. Kim Wiegand and Joelle C. Sylvia for the Town Solicitor. Russell Hervieux kept the minutes.

The following members were absent from this meeting: Wilfred Ordonez and Greg Mercurio Jr.

Vice Chairman Olean advised that five members were present; have quorum.

## **CONSENT AGENDA**

Vice Chairman Olean reminded members that consent agenda has eight zoning applications and staff reports. A consent agenda is normally voted on in total unless a member motions to remove an

item. Per Vice Chairman Olean's request, Al Ranaldi explained that the two zoning applications for telecommunications were for attachments to existing buildings and not free standing towers.

Motion was made by member Bostic to accept the consent agenda as presented was seconded by member Reilly. Motion was approved by all members present.

## **MAJOR LAND DEVELOPMENT REVIEW**

### **a. Marriott Residence Inn AP 31 Lot 12 Preliminary Plan**

**MHI II, LLC 640 George Washington Hwy Discussion/Approval**

Mr. Ranaldi stated that this application came back quickly from master plan approval. The applicant is now requesting preliminary plan approval. This application received a certificate of completeness on November 14, 2008. The TRC reviewed the application for a four story 99,740 square foot extended stay hotel. The sewers work. The issues with the public water have been taken care of and the applicant has complied with the Lincoln Water Commission requests. The drainage will all be in under ground storage and metered out to existing pipes. The traffic concerns, mainly the u-turn at Blackstone Valley Place, have been addressed with plan submitted prior to tonight's meeting. The plan calls for a dedicated right turn lane on Blackstone Valley Place and minor widening and striping on George Washington Highway. The TRC feels that this solution is a solid and

safe remedy to the traffic concerns. The applicant received the appropriate zoning approvals on October 7, 2008. The applicant has also submitted an extensive landscaping plan and lighting plan which shows a zero spillage of light outside this site. The TRC feels that this applicant is ready to proceed to a public hearing.

John Mancini, attorney for the applicant spoke to the Board. Mr. Mancini stated that he feels this Board is very familiar with this project at this location. The applicant has received master plan approval and subsequent Zoning Board approval of a Special Use Permit. The applicant is before you at a preliminary plan review and we are requesting to move to a public hearing.

Scott Lindgren, engineer for PARE Corporation representing the applicant spoke to the Board. Mr. Lindgren provided a color rendition of the front of this proposed building for the Board. It shows a four story Residence Inn hotel on George Washington Highway. The architecture is fitting to the surrounding buildings. The site plan shows the building along the front of the property with the parking in the rear. There will be a total of 120 parking spaces. The traffic circulation will come off Rt. 116. There will be no parking along the front of the building. There is a need for a fire access lane in front of the building. The applicant is working with the Albion Fire Department to finalize the design of this fire lane. Fire hydrant locations have already been approved. This building will be serviced by public utilities. The applicant will separate the water services to

the three buildings per the Lincoln Water Commission request. Storm water management will be handled under ground beneath the parking areas. The applicant provided a photometric plan to show the Board the light pole design and overall lighting plan. Pole heights will conform to the zoning ordinance. There will be no spillage of light off the property. An updated landscaping plan has been provided. An updated traffic management and improvements plan has been provided. This plan includes some slight widening along Rt. 116 and re-striping and addition of right turn lane on Blackstone Valley Place. The applicant is currently in discussions with RIDOT to make this plan happen. Member Hunt questioned whether the striping proposed is something that is easily achievable by the applicant. Mr. Lindgren responded that field studies were performed and this plan is achievable once the applicant receives approval from RIDOT. Mr. Lindgren believes he will have a response from RIDOT in time for the public hearing. Vice Chairman Olean questioned the kind of lighting to be used as part of this plan. Mr. Lindgren replied that the lighting will be a soft white light with no spillage outside the lot.

Motion made by member Hunt to move this application to a Public Hearing based on current discussions and recommendations made by the TRC was seconded by member Griffin. Motion was approved by all members present.

## **MAJOR SUBDIVISION REVIEW**

**a. Great Road Realty Subdivision AP 23 Lot 51 Preliminary Plan**  
**Great Road Realty, LLC Great Road Discussion/Approval**

**Mr. Ranaldi stated that this application represents the subdivision of one lot into 4 residential lots. This application was elevated to a major subdivision due to the need of a zoning variance on the existing house located on lot one. This application is now at the preliminary plan stage. This application received a certificate of completeness on November 14, 2008 and the Board has until March 13, 2009 to make a decision on the preliminary plan. The TRC reviewed the submitted plans and this application. The utilities are all in Great Road. There would be no public infrastructure drainage because these are individual lots. However, the TRC is recommending under ground roof drains and the applicant has agreed. The installation of these subsurface drains would be handled at building permit stage. The wetlands were delineated but are in the back of the property and do not appear to have an impact on the development. The applicant has received a dimensional variance from the Zoning Board on October 7, 2008. The one sticking point is the traffic and sight distance along this section of Great Road. There is some significant ledge along the edge of the road. The applicant has performed some studies and will be presenting them to this Board. In closing the TRC recommends that this application go to a Public Hearing. Member Bostic questioned whether a Physical Alteration Permit had been submitted. Mr. Ranaldi responded that the applicant did a sight line analysis which was submitted earlier this**

evening. The report does show some ledge which will have to be removed and the TRC recommends that the ledge be removed before final plan approval is granted.

John Mancini, attorney for the applicant made a brief presentation to the Board. Mr. Mancini stated that his applicant has heeded the concerns of the TRC in regards to the sight lines. The applicant has viewed traffic along this section of Great Road. A speed analysis was also done on the section of road. Some interesting findings were discovered with regards to the average speed verses posted speed. The posted speed limit is 35 mph and the analysis was done with a speed gun. The average speed is in fact 45 mph. Mr. Mancini submitted a report and memorandum from Level Design Group.

Daniel Campbell, Level Design Group, engineer for the applicant made a presentation to the Board. Mr. Campbell stated that he was asked at the last hearing to supply sight line distances at the posted speed limit and what the actual speeds were on this road. Speed recorders were set up in both north and south bound directions. The recorders were set up in front of lot 3 and lot 4 to capture speeds around the corner. We designed for the 35 mph posted speed and the 85% average speed which is 45 mph. The mean speed is in the uppers thirties. A plan was prepared at the 45 mph speed for sight lines for the four different lots. Lot #1 has no problem with sight lines in either direction. Lot #2 has no problems in the southerly direction but the northerly direction is hampered with ledge and foliage. Lot #3

has no problems in the southerly direction but the northerly direction is hampered with foliage and ledge. Lot #4 has issues with ledge and foliage in both directions. If we use the 35 mph design speed, an easement of approximately 15 feet of properties along the road for perpetual maintenance would be required. If we use the 45 mph design speed, an easement for 25 feet of properties along the road and significant ledge removal would be required. The applicant believes that with the 35 mph design speed, minimum ledge removal would be required. This would keep the speed along this section of road about what it is today. If you modify to the 45 mph design speed some of the sight distances will increase to over 1,000 feet. This will likely increase the speed along this section of road because people will be able to see further down the road. The design speed of 35 mph would bring adequate safety for the road and hopefully stop further increase of actual speed along this road. Member Bostic questioned what the applicant believes is the best course of action. Mr. Campbell responded that designing to the 45 mph speed will be far more detrimental to the road and its safety. Vice Chairman Olean believes the Board needs input from the Town public safety officer on this topic. It was agreed that the Police Chief would be the best individual for this input from the Town. Mr. Campbell agreed that this would be an acceptable request from the Board. Vice Chairman Olean requested that the applicant be prepared for questions of blasting at the public hearing. Member Reilly agreed with Vice Chairman Olean and believes this subject should be part of the applicants' presentation at the public hearing.

**Motion was made by member Hunt to move this application to a Public Hearing was seconded by member Griffin. Motion was approved by all members present.**

**b. Michael Trenteseaux Subdivision AP 22 Lot 11 Preliminary Plan  
Michael Trenteseaux Great Road Discussion/Approval**

**Mr. Ranaldi stated that this application is under the 2005 subdivision regulations. This subdivision represents the subdivision of 1 lot into 2 lots. This application was elevated to a major subdivision because the existing home needed a dimensional variance. The applicant has received the dimensional variance from the Zoning Board on November 6, 2008. This application received a certificate of completeness on November 12, 2008 for preliminary plan review. The Board has until March 11, 2009 to make a decision. The TRC reviewed this application and is a clear cut subdivision. The utilities are in Great Road. There no wetland concerns on this site. The drainage would be handled with underground drywells for the new home. Granite bounds must show the markings of the new property line. The TRC recommends that this application move to a public hearing.**

**John Mancini, attorney for the applicant, made a brief presentation to the Board. Mr. Mancini stated this is a very simple one lot subdivision elevated to a major subdivision for the need of a**



**dimensional variance on the existing home. The dimensional variance had to be appealed to the superior court level but was granted by the Zoning Board upon a remand from superior court. This application now meets all the subdivision requirements now that zoning approval has been granted. The applicant will agree to the conditions of the TRC in regards to drywells and granite bounds. The applicant is requesting to move to Public Hearing at preliminary plan level.**

**Motion was made by member Reilly to move this application to a Public Hearing was seconded by member Hunt. Motion was approved by all members present.**

## **SECRETARY'S REPORT**

**The Board was given one set of minutes to review. They are for October 22, 2008. The Town Planner Al Ranaldi stated that he has reviewed these minutes.**

**Motion made by member Reilly to dispense with the reading of the October 22, 2008 minutes was seconded by member Hunt. Motion was approved by all members present.**

**Motion made by member Reilly to accept the minutes of October 22, 2008 as presented was seconded by member Bostic. Motion was approved by all members present.**

**Member Reilly had a question for the Joelle Sylvia regarding the law on requests for extensions. Specifically member Reilly wanted to know if financial reasons for an extension are good cause. Ms. Sylvia responded that good cause is based upon the Board's judgment. There is a new law as of July 2008 which gives applications 2 year approvals and can ask for an additional 2 years with no cause and only applies to projects introduced after July 2008. This would be true for master and preliminary plan stages.**

**Motion was made by member Griffin to adjourn which was seconded by member Reilly at 7:49 pm. Motion was approved by all members present.**

**Respectfully submitted,**

**Russell Hervieux**